



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
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9 August 2018

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam,

SUBMISSION ON TALLAWONG STATION PRECINCT SOUTH - REFERENCE SSD18/9063

We write on behalf of our clients CDG Developments, as the owners of 34-42 Tallawong Road, Rouse Hill. The opportunity to provide comment during the current notification period and ahead of formal determination is appreciated. Please find below a number of key points that we wish to raise.

Overall support

The advancement of planning for this precinct is supported. The site is clearly located in an area of high-accessibility and potential amenity. It does represent an excellent opportunity for the location of a transit-oriented development with a high density of residential development, subject to appropriate measures being established to ensure a high quality of design. The identified project objectives set out in the *Environmental Impact Statement* are supported.

Comment on proposed building heights

While acknowledging that the proposed is consistent with the current 26m height limit, it is considered that the proposed building heights represent a missed opportunity. Additional height could potentially contribute toward a more visually interesting and varied outcome on both the north and southern sides of the station, delivering a more vibrant town centre environment. The opportunity to deliver a small number of feature/gateway buildings, with additional ground-level community domain, is a matter that Landcom/the Department may wish to consider.

Other matters to be considered

From a review of the available documentation, we note that there a number of practical matters that will require a level of resolution ahead of detailed design/construction for this precinct - it is recommended at a minimum that these matters form part of consent conditions. The identified matters include:

- **Updating of traffic impact assessment** – the document prepared to date has not taken into account a number of significant applications and development consents that have been granted for nearby land parcels, particularly to the north of the train station extending along both Cudgegong and Tallawong Roads. It is important that the approved residential densities/yields and expected timing of delivery are properly taken into account. An initial summary of recent approvals and applications is provided below:

- 38 Cudgegong Road: DA approved for 295 units
- 44-56 Cudgegong Road: DA approved for 711 units
- 60 Cudgegong road: DA approved and development well advanced
- 53 Cudgegong Road (Town Centre) – DA has been submitted – referred to L&EC
- 59 Cudgegong Road – residential DA (seven buildings) currently on exhibition
- 63 Cudgegong Road – residential DA approved
- 34-42 Tallawong Rd – DA has been recommended for approval by SPP for 630 units @ 16m height limit
- 34-42 Tallawong Road – Planning Proposal has been recommended for Gateway, for 869 units and community facilities @ 26m height limit

Further details of recent applications and approvals can readily be provided on request, otherwise through Blacktown City Council.

- **Design of road/path networks and other infrastructure** – in an area of multiple land parcels in fragmented ownership, it will be critical that infrastructure design is effectively integrated and coordinated prior to detailed design and construction. This will include for example finished levels, horizontal alignments and capacities.
- **Overall lead coordination** – great urban places clearly do not just happen by themselves. From a review of the documentation and the stakeholder engagement to date, the focus has remain largely limited to the area to the south of the train station and proposed achievement through public realm guidelines and similar. It is further recommended that:
 - (a) The advancement of planning is not limited to area to the South of the railway station, rather an integrated approach including land parcels to the north, including the identified town centre at least to the extent of the identified precinct in the applicable *Development Control Plan* – per below. A revised logical boundary may arguably include both 34-42 Tallawong Road and 59 Cudgegong Road (which is currently on exhibition)





- (b) Clear responsibilities are established for relevant parties, including Blacktown Council, Landcom, TFNSW, landowners (eg through a reference group or similar) in terms of delivering a coordinated approach to detailed design and delivery of infrastructure in the local area.

Thank you again for the opportunity to provide comment on the proposal at this time. We trust that this submission is of assistance in advance the assessment and determination of the current proposal. Should you wish to discuss any matters related to this submission, please do not hesitate to contact the undersigned on 8233 7620.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Simon Wilkes".

Simon Wilkes
Associate Director

CC CDG Developments
 Blacktown City Council